UPHOLDS HONESTY OF BIG REALTORS

R. E. Dowling Defends Ethics of His Confreres at Y. M. C. A. Lecture Course.

Robert E. Dowling, president of the which if left to take its own un-

hampered course would soon solve the housing shortage.

Mr. Dowling's address was in another sense a plea for greater confidence in the honesty of the big real estate men who dominate the market. These operators and brokers, he declared, are for the most part men with a high ethical conception of their obligations to the business and the growth of the city, and they need no laws to keep them in the path of honesty. Of course, he added, these men are in the business to make money, but they are none the less conscientious for that. He said in part:

less conscientious for that. He said in part:

"Those in the real estate business expect to make a living of it. That is the practical view. That is what will inspire you to remain in it. I want to impress upon you the fact that the practical side of the business can properly accompany the ultilitarian side of it. The best brokers in this town, the men who have made its real estate a great asset and conserved its utility are very simple men. They are honest men in spite of all that may be said to the contrary. They love their business the same as the lawyer, the doctor or even the clergyman loves his business. All the silek and smart persons that I have met in the real estate business have not remained in it. They have played their little part upon the stage and the public has disposed of them. They are not and they have never been the big men of the real estate market of this city.

them. They are not and they have never been the big men of the real extate market of this city.

Realty History is Pascinating.

The and the history of New York thoroughly. Go back into its earlier eras and learn why this town has grown as if has and why it must continue to properly understood, is the finest bine properly understood, is the finest bine of romance and reality that one can enjoy. In 1799 Albany an Dutches counties had bigger populations than New York county. Think of it! What made this imperful municipality? As throwing of the city's history is spould be an every likely as the finest bine will be properly understood, it by your progress. Science of the city of the city's history is spould call much of it unnecessary interference with property rights. In New York county. Think of it! What was the whole can be proported by the city's rights. In New York will proport yields. In New York will proport yields. In New York, for after that date that be found to the back in the property rights. In New York, for after that date the beginning of regulation. Since then we have had other laws just as enerous for the east estate brokers will dawn of the can be proporty in the property rights. In New York, for after that date the property rights. In New York, for after that date the property rights. In New York, for after that date the property rights. In New York, for after that date the property rights. In New York, for after that date the property rights and the real state bookers will always and the ways. I want to impress upon you young real estate men, you whould real property here, that legislation of the laws of the country of the country of the country of the property make the real estate in the country of the country of the property make the real estate brokers and dishonesty to do anything big and constructive in property revails, and there is a the country of the property revails, and there is a the country of the property revails and there is a the country of the property revails, and there is a do

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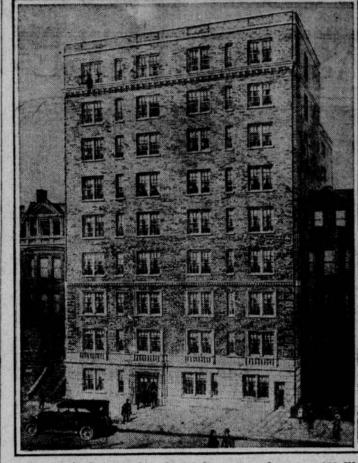
and several of the active force of Pease & Elliman.

To Sell Large Estate in Maine.

A country estate of 350 acres at Vinal Haven, near Portland, Me., will be offered at auction next Saturday by Arthur C. Sheridan, auctioneer for the law firm of Whitman, Ottinger & Ranson of this city. The property includes a main residence, about twenty-five cottages and outbuildings. On the following Saturday Mr. Sheridan will resell the Nichols estate on Grymes Hill. Staten Island, which was offered at auction a week ago. A large dwelling, with outbuildings and eighteen acres of land, are included in the property.

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New West Side Apartment REALTORS INDORSE



One of the latest modern fireproof apartment houses at 320 West Eighty-ninth street, between West End avenue and Riverside Drive. It contains housekeeping suites of three and four rooms. Victor Cerabone, builder and operator, is the owner. Land and building are valued at \$700,000.

To Aid in Enforcement of New Realty License Law

FIRE APPOINTMENT

Peter B. Spence as Chief of Prevention Bureau Hailed

engineer of at least fifteen years' experience. In commenting on the appointment, the board says:

"The Real Estate Board of New York has always held that all regulatory laws should be administered with judgment and discretion. It rarely happens that all the conditions of any two buildings are alike, and the law which might be perfectly applicable to one building would be an act of injustice if enforced as to another building. It is for this reason the superintendents of buildings in the several boroughs under the building code are given wide discretion, and for this reason also that the Board of Standards and Appeals was given the power of review not only over the actions of the superintendents of buildings but also over the orders of the Fire

IDLEWILD TRACT TO BE SOLD AT AUCTION

Be Offered by B. L. Kennelly; Other Sales.

A tract of 2,000 lots at Idlewild on amaica Bay will be sold at auction on une 3, by Bryan L. Kennelly, Inc. he sites are particularly adapted for mprovement with bungalows. The section has for years been popular among unters, fishermen and other devotees

by New York Board.

as Chief of the Fire Prevention Bureau approved by the Real Estate Board of New York, because Mr. Spence is an engineer and builder. The board has always maintained that the office should be filled by an architect or a structural engineer of at least fifteen years' ex-

2,000 Lots on Jamaica Bay to APPROVES CHANGES American Business Now AT HERALD SQUARE

Suwanee, Lincoln and 111th avenues and by 183d, 134th, 135th, 138th and 139th

"The people of the United States have mever been quite as ready to listen to the architect as they are to-day. This is particularly true of commercial American and the property of the commercial American and the commercial Ame Broadway Ass'n Indorses Plan to Lessen Traffic Congesis particularly true of commercial Amertion at 34th Street.

and returned to Broadway via Thirtysecond street.

"This would obviate in a large degree
the delays which occur when the cars
from three lines now meet and must
cross. The plan is commendable as affording a measure of relief, but in giving it indorsement the Broadway Association calls attention to the fact that
the obstruction to vehicular traffic,
which is so manifest at this busy intersection, also exists all along Broadway
south of Thirty-fourth street, on the
green car line, and the association submits that the real cure for the whole
situation is the substitution of modern
motor buses for the present surface
track cars."

NEW SCHOOL BUILDING NEAR LOTS TO BE SOLD

The Board of Education recently 1 The Board of Education recently began work on a large public school at
Homans avenue and Van Horn street,
Elmhurst, L. I., adjoining some of the
459 lots that are to be sold at auction
next Saturday, May 8, by the Jere
Johnson Jr. Company, auctioneers. The
sale will be held on the premises for the
estate of Julius Strauss. The properties
are accessible via the B. R. T. Myrtle
avenue line to Fresh Pond road and
thence by a Corona Heights or Flushing car to Grand and Wool streets.
The lots are situated on Caldwell,
Homans and Lewis avenues. Wool,
Bowne, Madison and other streets.

Builders to Bid for Jamaica Lots CARDINAL POINTS

Architect and Lecturer They Are Beauty, Econom and Convenience.

LONG BEACH HAS A BRIDGE DINNER

Celebrated \$1,000,000 High, way Improvement at Affair in Hotel Nassan.

is particularly true of commercial America. Industry has grown out of its swaddling clothes and has advanced to a point where it can think seriously of attractive premises as a business asset. Mere bulk no longer satisfies the desire of commercial enterprise."

This is the view of Frank J. Helmle of the think & Corbett, architects was yesterday expressed the opinion that architecture has never been so desirable a career to the young man who is planning his future as it is to-day.

"It is true that there have always been a large number of persons in this individuality. There is perhaps no other

14 NEW TWO FAMILY HOUSES IN ASTORIA

A group of fourteen twin apartment dwellings which has just been completed on East River Heights, Astoris, by Congressman John J. Kindred and C. F. and D. E. MoAvoy and Leonard C. L. Smith, architects, is attracting consilerable attention because of the usual design which results in climinates of waste space. Through the intensive study of this waste space elimination more than 250 feet of useless space has been discarded without the loss of foot of livable area.

The houses are arranged for two families with garages for four tars. They are on Howland street, 20 feet north of Ditmars avenue, just north of the new East River Park. They are about five minutes walk from the Ditmars avenue subway station and are twenty minutes ride from the Gand Contral Terminal. The exteriors are of tapeatry brick with limeatone teamings. The houses have sun parlow in front and commodious porches in the rear. While two families are accom-

Seeks Good Architecture



This \$2,000,000 apartment house is being erected on the old Astor cestate site at the northwest corner of Broadway and Ninetieth street, by the Ninto Building Corporation, Samuel H. Golding, president. The structure is 13 stories high and contains suites of from four to seven rooms. The roof has been turned into a playground for children. Rouse & Goldstone are the architects.

#400,000 Loan for Church.

The Third Church of Christ. Scientist, obtained from the Title Guarantee and Trust Company a loan of \$400,000 the project, including the \$600,000 site, will amount to about 51,800,000. The building will contain twenty-seven along rooms with a seating club has been furnished by 51,800,000. The building will contain twenty-seven along rooms with a seating capacity of 600. Helmle & Corbett are the architects. The Advertising Club has voted unanimously to purchase the site and go ahead with the first mode and commoditive profess in the site of the Fifth Avenue Baptist Church, at 2-6 West Forty-sixth street. The cost of the project, including the \$600,000 site, will amount to about 51,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the \$1,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the \$1,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the \$1,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the \$1,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the \$1,800,000. The building will contain twenty-seven along the privileges and privacy of a single family dwelling. One of the project, including the seven and privacy of a single family dwelling. One of the project, incl